

## **PUBLIC WORKS AND ECONOMIC DEVELOPMENT COMMITTEE**

**April 13, 1999**

**4:00 P.M.**

The meeting of this committee was called to order by Councilwoman Rutherford, as it was supposed to be a Parks and Recreation Committee meeting. Also present were Councilmen Hakeem, Eaves, Hurley, and Pierce. City Attorney Randall Nelson; Management Analyst Randy Burns; and Shirley Crownover, Assistant Clerk to the Council, were also present.

Others present included Mayor Kinsey, Adm. Marcellis, Phillip Lynn, Adm. Mitchell, Ken Hays, Adm. Boney, Bob McNutt, and Leigh Ferguson.

### **CROXTON ARCHITECTS' RESOLUTION**

Adm. Boney stated that this Resolution was on tonight's agenda relative to Building Envelope and Systems Optimization for the City's Development Resource Center for a consideration of \$36,000, plus a bonus fee in energy savings.

**Mr. David Hudson** was present to speak on behalf of Croxton. He explained that in the Contract for the Development Resource Center this part of the contract was eliminated early in the negotiations with Mayor Kinsey and Ken Hays, and he stated this really needed to be done; that this was a computerized analysis and innovative way of doing this. He explained that there would be long term savings in energy use; that Croxton is a joint venture and all of this is a separate contract. He stated that he was here representing them so they would not have to come down from New York. He explained that the fee was based on doing the work now and accepting the risk and taking the rest of the fee after the fact; that they would be paid \$36,000 up front and see how much savings there are; that if there are no savings, they don't get paid. Mr. Hays explained that they reworked this into the schedule and contract.

Councilman Eaves asked if they would locate the building so that it would catch the sun. Mr. Hudson explained that the energy savings devices had to do with such things as the ducts and air conditioning location and installation.

Councilman Eaves asked if this would add to the cost of the building. Mr. Hudson responded that it had nothing to do with the construction of the building. Mr. Hays stated that for construction costs there would definitely need to be major sit-down meetings.

**On motion of Councilwoman Hurley, seconded by Councilman Pierce, this will be recommended to the full Council.**

### **CNE PROJECT ALONG 17<sup>TH</sup> STREET**

**Mr. Leigh Ferguson** of CNE was present and passed out information packets, which is made a part of this minute material. He explained that CNE had looked at some residential development in this area bounded by Cowart Street and this was part of CNE's revitalization but not necessarily low income; that they were trying to depart from that—that the residences would be in the neighborhood of \$90,000 to \$115,000 and people with incomes in the \$50,000 range would be able to buy these homes. He showed models and went over the streetscape area, stating this was the beginning of a new residential neighborhood. He explained that they had attempted to put the whole in context and not view it in an isolated sense. He stated these would be all-brick dwellings and continued to go over the information he had presented regarding this area. The last page showed figures which gave a run-down of work undertaken by CNE in the last few years. He explained that CDFI was providing some of the financing. Mr. Ferguson pointed out one unique statistic—an actual occupant annual income of \$48,399. He stated that he thought this was an aberration and reiterated that they did not want this neighborhood to be viewed only as a place where poor people live. He explained that they would offer lease-purchase arrangements as a marketing device to accommodate those who wanted to live there before actually buying.

Mayor Kinsey mentioned the streetscape and stormwater improvements. He stated that when this meeting was over, there was a vehicle provided for all to go on a little drive. He explained that there was no stormwater capacity in Southside—that part of the streetscape is a unique stormwater project; that it would be a landmark to define this place. He noted that Public Works had this ready to go a year ago—that it was a \$1 million \$800 dollar investment; that we wanted to wait until someone was ready to do private development, and CNE

Is ready to go with these units; that we hope they sell the units quickly and will need to do more.

Mayor Kinsey asked Adm. Marcellis to go over the infrastructure. Adm. Marcellis explained that this was on Market Street, bounded by Williams, Cowart and Broad; that there would be a new roadway with curbs, gutters, and sidewalks; that there would also be a bike lane. He explained that the trees would be standard and there would be pedestrian lights to give light to this area. He explained that under the bike lane would be a catch-all of yard water which would be brought down to a water tower; that this water would be used to water all the landscaping; that when the tower was filled, the water would go to Moccasin Bend for treatment. He reiterated that this water would be used for the vegetation; that they would take flood water and store it to eliminate flooding. He explained that the Code says there must be a retention pond in new developments, and this will eliminate the need for a retention pond. He explained that this would give a lot of added capacity for extra development and would also prevent flooding; that it would save us some treatment costs at the plant because not all of the water will go there.

Councilwoman Hurley asked how many blocks this would encompass. Adm. Marcellis responded that it would be 16 ½ acres; that this was a Pilot Study on this unique stormwater facility; that we were looking at the same type of facility at 13<sup>th</sup> St. Mayor Kinsey added that the water tower would cover a large area. Adm. Marcellis noted that there would probably be four such towers in the downtown area at separate locations. Councilman Eaves verified that we would use the storage under the street and then the tower. Adm. Marcellis stated that it would go to the tower until it is filled and then to Moccasin Bend.

Councilwoman Rutherford asked if this Resolution was going to be on tonight's agenda. Adm. Marcellis explained that Public Works would design this and then put it out to bid. Mayor Kinsey added that CN E was ready to start but wanted to know that we are on board with the infrastructure; that it is not ready to go out for bids yet.

**On motion of Councilman Eaves, seconded by Councilwoman Hurley, this will be recommended to the full Council tonight.**

Councilman Pierce asked how long it would take to finish this. Mr. Ferguson responded that within six months some of the units should be ready for occupancy; that everything should be finished by next summer; that there would be 21 townhouses, and they should be ready in 12-18 months; that some might be able to move in by Christmas of 1999. Adm. Marcellis added that it would be before the end of this calendar year; that the water tower may take a little longer.

This part of the meeting adjourned at 4:30 P.M.